

Iris Riverbend Development Melpomene Duplex

Presented to: Lower Garden District Association

June 15, 2020



studiokiro

Affordable and Market Rate Duplex Sites

1000 Melpomene

3249 Tchoupitoulas

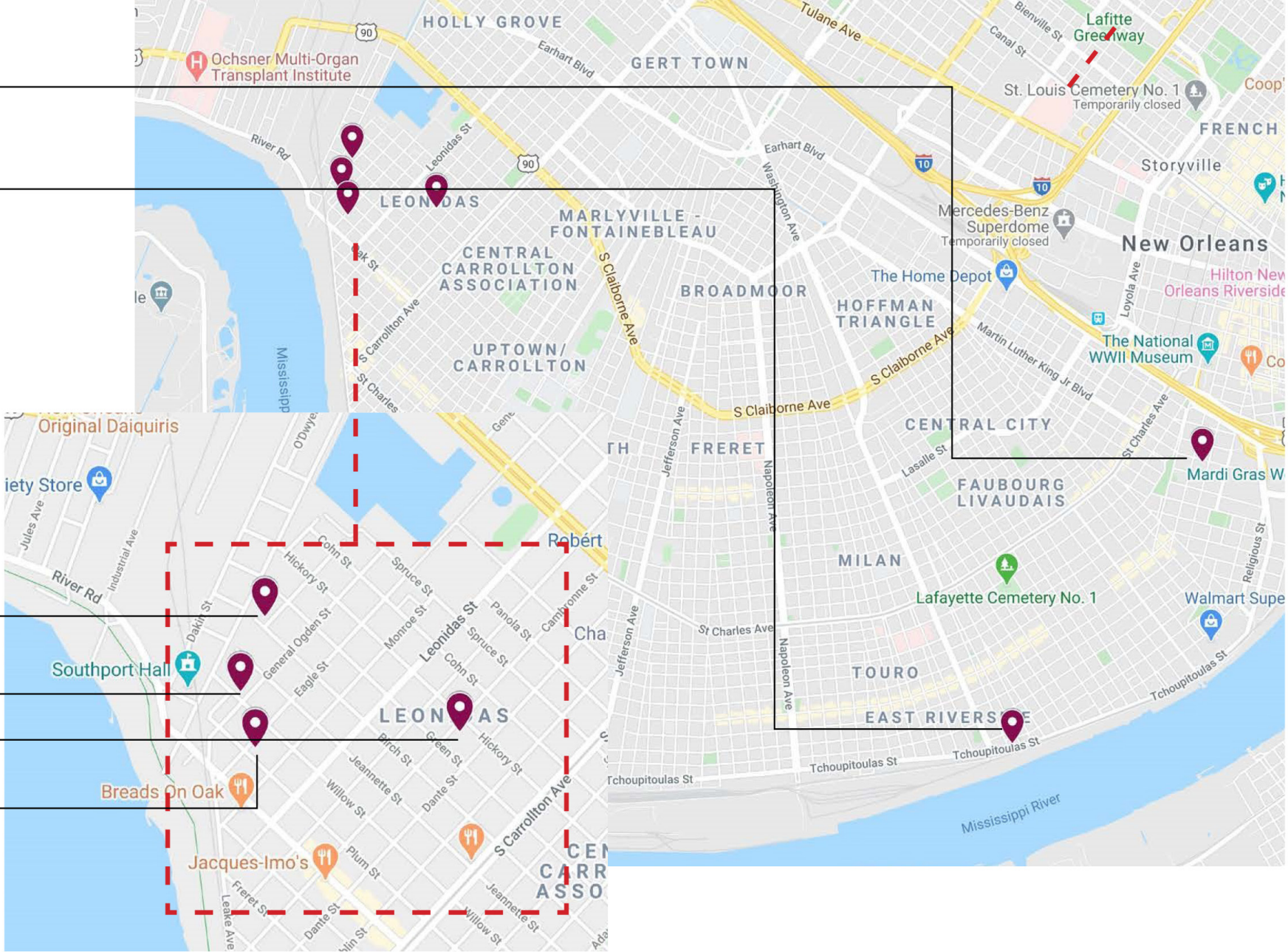
Riverbend Cluster

8951 Birch

1400-40 General Ogden

1711-35 Cambronne

8733 Plum



Melpomene Site Contexts

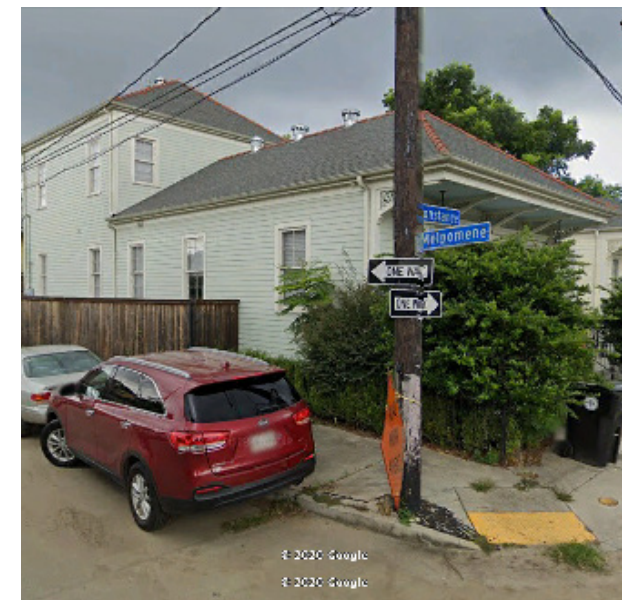
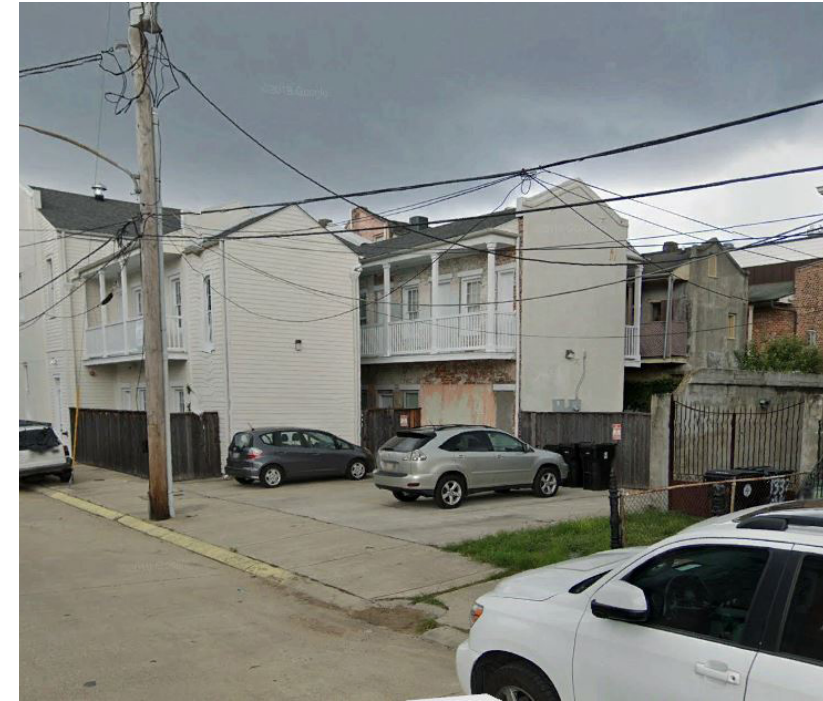


View from Magazine Street

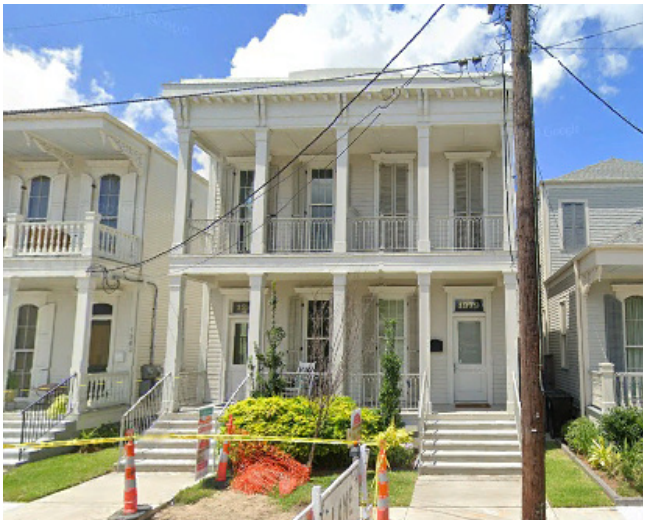


Melpomene Street Buildings

Melpomene Site Contexts

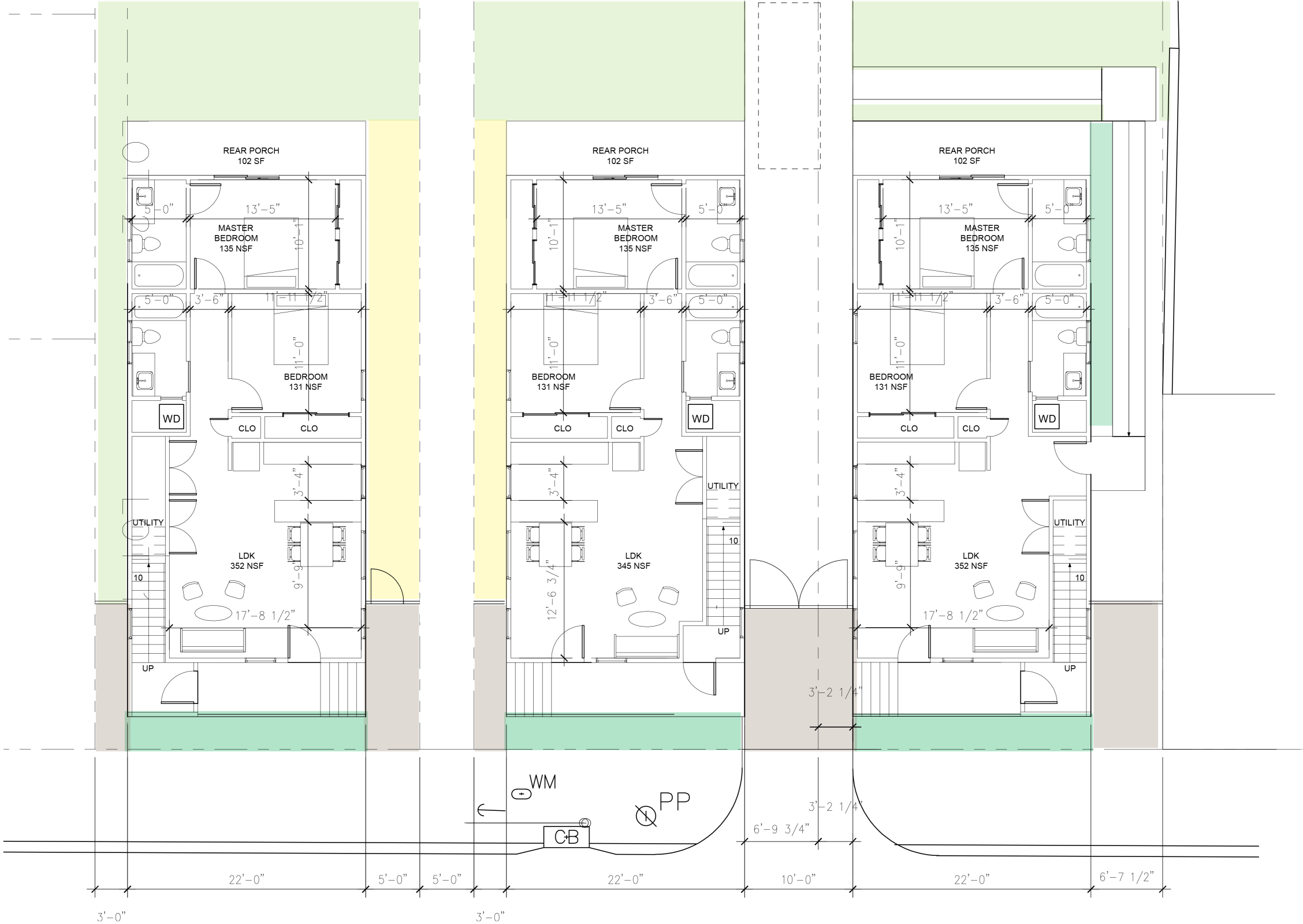


Surrounding Site Contexts

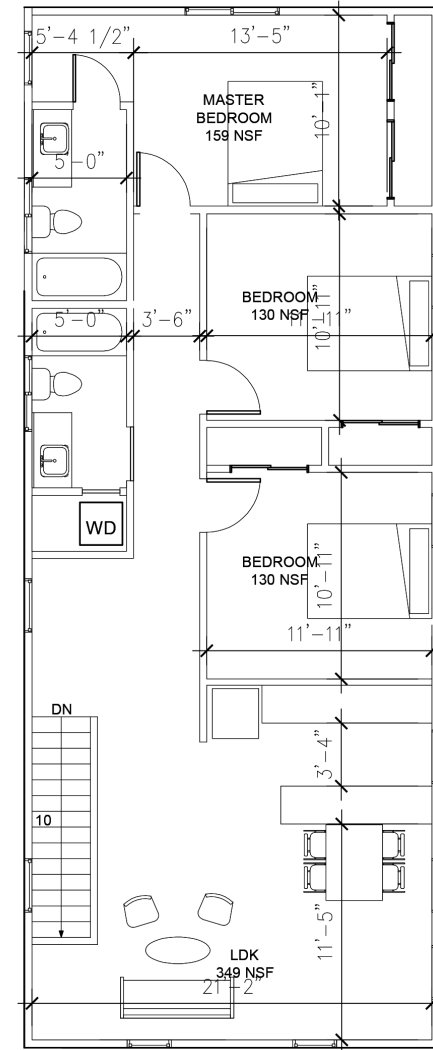
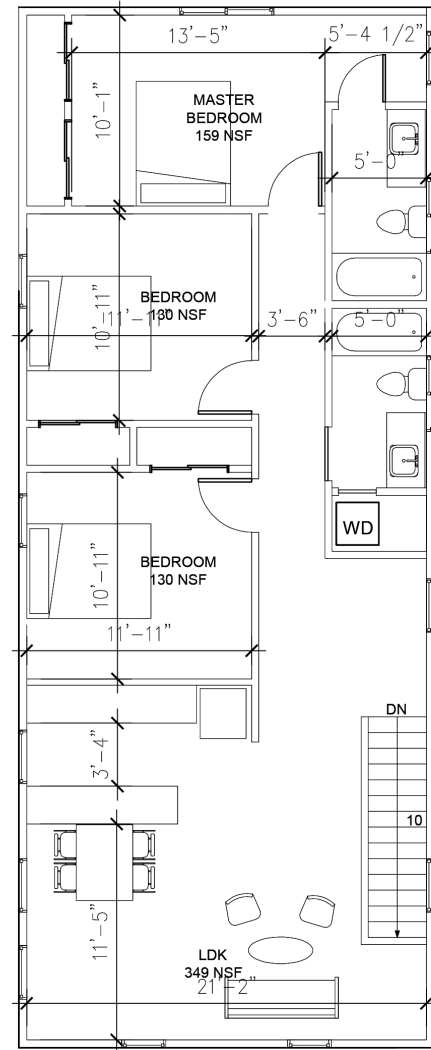
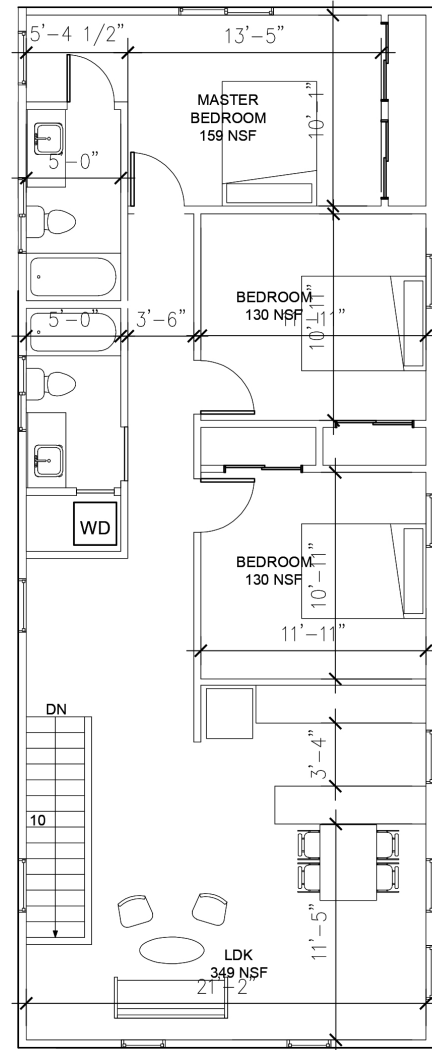




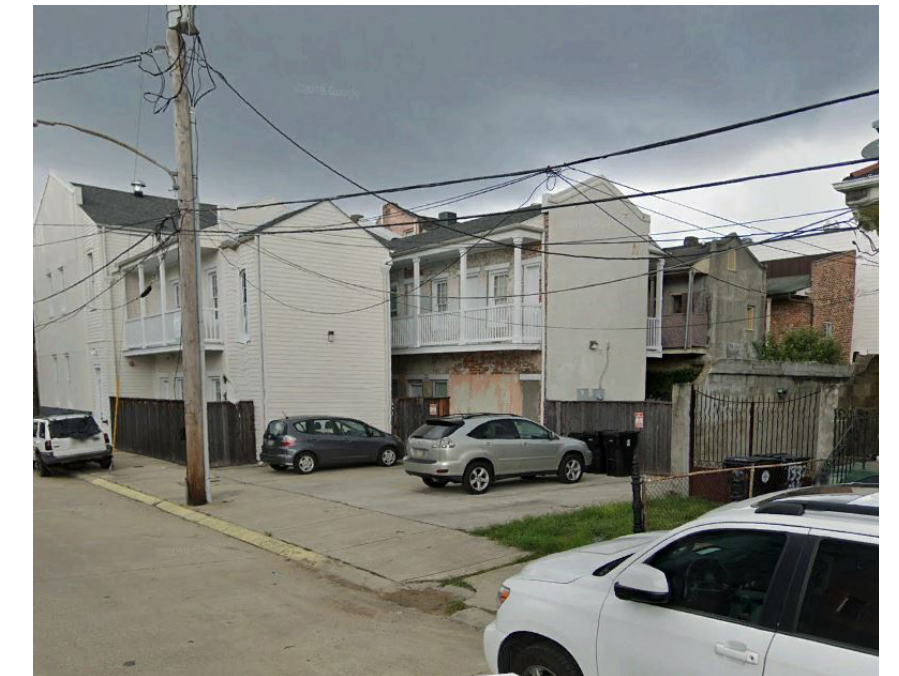
Ground Floor Plan



Second Floor Plan



Design Inspiration



Elevation and Perspective Views



North (Melpomene Street Side) Elevation



Melpomene Street Side



View from Magazine St.



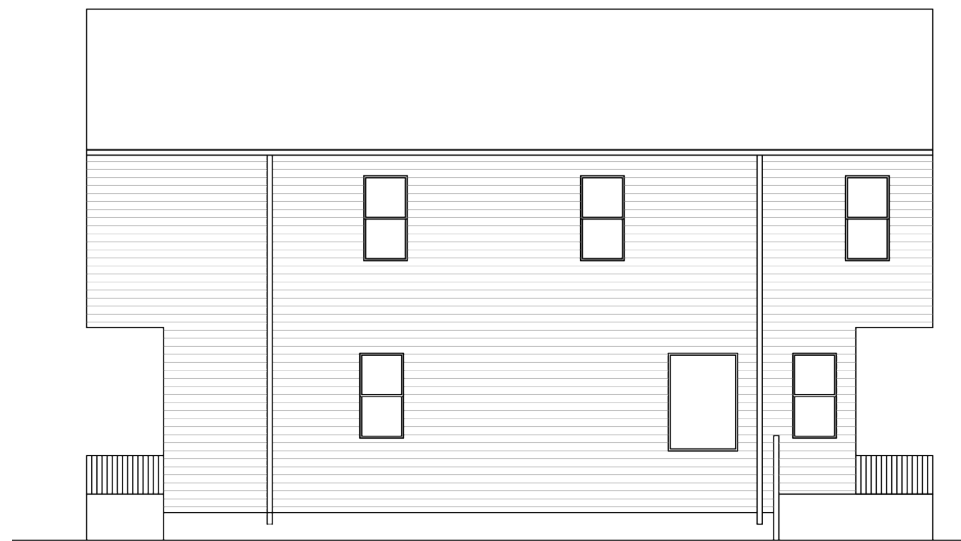
Melpomene Street View



North (Melpomene Street Side) Elevation



South (Rear Porch Side) Elevation



West (Patio Side) Elevation



East (Driveway Side) Elevation

Passive Security Measures

Protect building with landscapes

Artful perforation

Identifying Vulnerabilities

A clearly demarcated and well-lit path

One main entry to a building versus multiple entries

Varying elevations

Visibility: Clear sightlines

Way finding: minimal angles and corners

Maximizes multipurpose features that accomplish a security purpose and provide a visual and use amenity

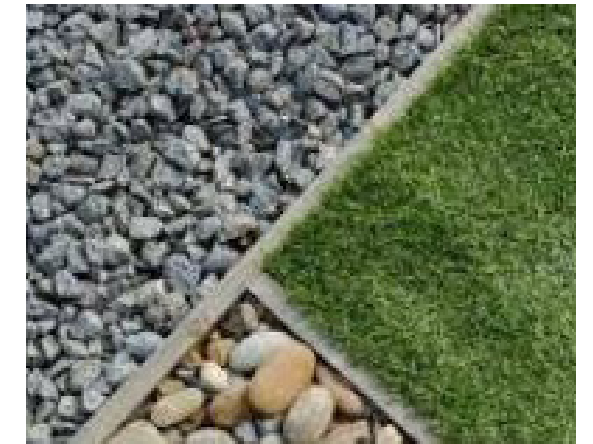
Potential perimeter barriers: benches, bus stops, streetlights, lampposts, retaining walls, fountains, planters, and plinth walls

Lighting for security purposes: illuminate sidewalks, signage, entry paths, and entryways

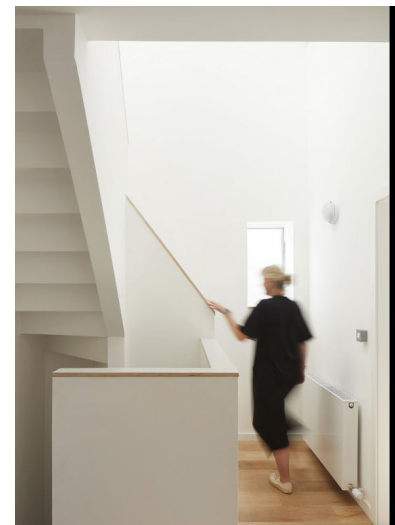
Plants help screen hard security elements can provide shade, beauty, and seasonal color



Permeable Surface



Community as a Part of Community



Louisiana Native Plant - Low Maintenance Landscape

